

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. CONTRACT ID CODE	PAGE OF PAGES 1 4
2. AMENDMENT/MODIFICATION NO. PO02	3. EFFECTIVE DATE MAY 01, 2009	4. REQUISITION/PURCHASE REQ. NO. WPD-09-0673a	5. PROJECT NO. (If applicable)	
6. ISSUED BY GSA, Metropolitan Service Ctr STE 200W 1099 14TH Street NW Washington DC 20005 Vicki Absher XOV 703-557-0005		7. ADMINISTERED BY (If other than Item 6) See Block 6		
8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code) PREVENTIVE MAINTENANCE SERVICES COMPANY 2220 CENTRAL AVENUE SAINT PETERSBURG FL 337121257		9A. AMENDMENT OF SOLICITATION NO.		
DUNS: 847316189 Cage Code: 004Q5		9B. DATED (SEE ITEM 11)		
		10A. MODIFICATION OF CONTRACT/ORDER NO. GS-11P-08-YE-D-0093		
		10B. DATED (SEE ITEM 13) JUL 13, 2008		
CODE 00001125	FACILITY CODE			

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

☐ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☐ is extended, ☐ is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:
(a) By completing items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment your desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required)

See Schedule

Modification Amount: \$737,236.62
Modification Obligated Amount: \$737,236.62

13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

CHECK ONE	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
X	D. OTHER (Specify type of modification and authority) FAR 52.217-9 Option to Extend the Term of the Contract

E. IMPORTANT: Contractor ☒ is not, ☐ is required to sign this document and return _____ copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)
Contract GS11P08YED0093 for providing Operation and Maintenance Services at the Franconia Complex, Springfield, VA, is hereby modified as follows:

This modification exercises Option I for a period of twelve (12) months, effective May 1, 2009 through April 30, 2010.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)	16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Marisol Vargas-Busch, Contracting Officer 202-219-2469		
15B. CONTRACTOR/OFFEROR	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA (b) (6)	16C. DATE SIGNED 6/16/09
(Signature of person authorized to sign)		(Signature of Contracting Officer)	

NSN 7540-01-152-8070
Previous edition unusable

STANDARD FORM 30 (REV. 10-83)
Prescribed by GSA FAR (48 CFR) 53.243

SCHEDULE Continued

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
1001	<p>(Changed Line Item) Operation and Maintenance Services at Franconia Option I (May 1, 2009 - April 30, 2010)</p> <p>The Contractor shall provide operations, maintenance, and repair of mechanical hazardous material inventory; snow removal; and miscellaneous work associated with the complete building operations and maintenance for 1,129,154 sq. ft. at the Franconia Warehouse Buildings.</p> <p>The Collective Bargaining Agreement, between PM Services and Central Pension Fund of the International Union of Operating Engineers and Participating Employers, effective May 1, 2008 through April 30, 2011 is applicable to the Option I Contract Period.</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0274AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0501AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0502AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA42.VA0503AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0504AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0505AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0506AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0507AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0508AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0509AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0510AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0560AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0563AN (b) (4)</p> <p>1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47.VA0840ZZ (b) (4)</p> <p>The total monthly contract price is \$61,436.38. The total yearly contract price is \$737,236.56.</p>				

SCHEDULE Continued

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
1002	<p>Accounting and Appropriation Data: 1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47. .MDL . . (b) (4)</p> <p>Period of Performance: 05/01/2009 to 04/30/2010 (Changed Line Item) Reimbursable Operation and Maintenance of Mechanical Equipment:</p>	(b) (4)			
1003	<p>Accounting and Appropriation Data: 1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47. .MDL . . (b) (4)</p> <p>Period of Performance: 05/01/2009 to 04/30/2010 (Changed Line Item) Reimbursable Repairs During Occupant Work Hours (all repairs are reimbursable by the Government):</p>	(b) (4)			
1004	<p>Accounting and Appropriation Data: 1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47. .MDL . . (b) (4)</p> <p>Period of Performance: 05/01/2009 to 04/30/2010 (Changed Line Item) Reimbursable Repairs at other than Occupant Work Hours (all repairs are reimbursable by the Government):</p>	(b) (4)			
1005	<p>Accounting and Appropriation Data: 1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47. .MDL . . (b) (4)</p> <p>Period of Performance: 05/01/2009 to 04/30/2010 (Changed Line Item) Miscellaneous Work:</p>	(b) (4)			
1006	<p>Accounting and Appropriation Data: 1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47. .MDL . . (b) (4)</p> <p>Period of Performance: 05/01/2009 to 04/30/2010 (Changed Line Item) SNOW REMOVAL price per hour for <u>pick-up or jeep</u> equipment with a blade for pushing snow, with a driver:</p>	(b) (4)			
1007	<p>Accounting and Appropriation Data: 1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47. .MDL . . (b) (4)</p> <p>Period of Performance: 05/01/2009 to 04/30/2010 (Changed Line Item) SNOW REMOVAL price per hour for furnishing a <u>truck</u>, with a driver:</p>	(b) (4)			

SCHEDULE Continued

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
1008	<p>Period of Performance: 05/01/2009 to 04/30/2010 (Changed Line Item) SNOW REMOVAL price per hour for furnishing snow blower, with operator:</p> <p>Accounting and Appropriation Data: 1B8N01943.2008.192X.11.PG61.P1126001.516.PGA47. .MDL . .</p> <p>(b) (4)</p>				
1009	<p>Period of Performance: 05/01/2009 to 04/30/2010 (Changed Line Item) SNOW REMOVAL price per hour for sanding services:</p> <p>As part of the contractual requirements, the contractor is responsible for supplying the computer, a printer and printer supplies for the MAXIMO Computerized Maintenance Management System (CMMS). The Contractor shall use the CMMS system to receive, record, respond, and track all Service calls, or other operational problems. Contractor shall maintain a Preventive Maintenance (PM) program using the MAXIMO CMMS program.</p> <p>Accounting and Appropriation Data: 1B8N01943.2008.192X.11.PG61.P1126001.516. . .MDL .</p> <p>(b) (4)</p>				
3010	<p>Period of Performance: 05/01/2009 to 04/30/2010 (New Line Item) The Contractor shall provide all labor, parts, special equipment and materials needed for doing quarterly underground storage tank inspections. The inspections will make certain that the tanks comply with all State, Federal EPA, regulations, Local Codes and regulations and GSA maintenance standards at B Building located at 7000 Loisdale Road, Springfield, VA 22150.</p> <p>The period of performance will be May 1, 2009 through April 30, 2010.</p> <p>Accounting and Appropriation Data: 1B8N01943.2009.192X.11.PG61.P1126001.516.PGA47. .VA0506AN. .</p> <p>(b) (4)</p>				

**PRICE ANALYSIS
GS11P08YED0093**

BACKGROUND/DESCRIPTION OF REQUIREMENT

Contract GS11P08YED0093 provides Operation and Maintenance Services at the Franconia Complex, Springfield, VA. The Base Contract period ended on April 30, 2009. The Government has a continuing need for operation and maintenance services at the above mentioned location.

In accordance with FAR 52.217-9, the contractor's prices for the Option I renewal are acceptable and are effective May 1, 2009 and continue through April 30, 2010.

OVERVIEW

The GSA, Metropolitan Service Center currently has a contract with Preventive Maintenance Services at the Franconia Complex. Option I needs to be exercised.

PRICE ANALYSIS

Preventive Maintenance Services \$737,236.62

Government Estimate: \$777,510.00

When compared to the Government Estimate, Preventive Maintenance's, proposal of \$737,236.62 is \$40,273.38 or 5.18% lower than the Government Estimate of \$777,510.00. Based upon the above, Preventive Maintenance's proposal amount of \$737,236.62 is considered to be fair and reasonable.

Reimbursable Services for Option I

- a. Reimbursable Operation and Maintenance of Mechanical Equipment:
PM Services Option I price - **\$56.66**, PM Services Base Price - **\$48.68**.
Contractor's Option I price is **\$7.98 or 16%** lower than the base year price.
- b. Reimbursable Repairs during Occupant Work Hours:
PM Services Option I price - **\$56.66**, PM Services Base Price - **\$48.68**.
Contractor's Option I price is **\$7.98 or 16%** lower than the base year price.
- c. Reimbursable Repairs at Other than Occupant Work Hours:
PM Services Option I price - **\$77.58**, PM Services Base Price - **\$65.85**.
Contractor's Option I price is **\$11.73 or 17%** higher than the base year price.
- d. Reimbursable: Miscellaneous Work
PM Services Option I price - **\$56.66**, PM Services Base Price - **\$65.85**.
Contractor's Option I price is **\$9.19 or 14%** lower than the base year price.

- e. Reimbursable Snow Removal, price per hour for pick up or jeep, equipment with a blade and driver
PM Services Option I price - \$125.00, PM Services Base Price - \$166.86.
Contractor's Option I price is \$41.86 or 25% lower than the base year price.
- f. Reimbursable Snow Removal, price per hour for furnishing a truck and driver:
PM Services Option I price - \$175.00, PM Services Base Price - \$194.67.
Contractor's Option I price is \$19.67 or 10% lower than the base year price.
- g. Reimbursable Snow Removal, price per hour for furnishing snow blower with operator :
PM Services Option I price - \$160.00, PM Services Base Price - \$178.19.
Contractor's Option I price is \$18.19 or 10% lower than the base year price.
- h. Reimbursable Snow Removal, price per hour for sanding services:
PM Services Option I price - \$150.00, PM Services Base Price - \$166.86.
Contractor's Option I price is \$16.86 or 10% lower than the base year price.

The reimbursable items for Option I were compared to the Base Year because the IGE for both base and option periods did not reflect reimbursable items.

CONCLUSION

Based on the information stated herein the price of \$737,236.62 for providing operation and maintenance services to the Franconia Complex, Springfield, VA is determined to be fair and reasonable.

(b) (6)

Contract Specialist
Metropolitan Services Division (WPD)

6/15/09
Date

(b) (6)

Contracting Officer
Metropolitan Services Division (WPD)

6/16/09
Date

Price Analysis Comparison for GS-11P-08-YED-0093

	Prior Contract (0009)	Current Proposal (0093)	\$ Difference of Current Proposal to Prior Contract & Government Estimate	% Difference of Current Proposal to Prior Contract & Government Estimate
Base/Initial Year	\$ 602,269.02	\$ 734,186.04	\$ 42,853.57	6.2%
Option I	\$ 575,984.76	\$ 732,846.96	\$ 41,514.49	6.0%
Option II	\$ 564,393.48	\$ 733,878.24	\$ 42,545.77	6.2%
Option III	\$ 646,810.00	\$ 734,950.08	\$ 43,617.61	6.3%
Option IV	\$ 691,332.47	\$ -	\$ -	0
Independent Government Estimate (IGE)	\$	\$ 733,583.00	\$ 603.04	0.1%

The Independent Government Cost Estimate (IGCE) for this requirement is \$733,583.00 and Preventive Maintenance Services came in at \$734,186.04 a difference of \$603.04 or 0.1% higher than the IGCE which is acceptable. The prices offered by PMS are consistent with their prices under their Wage Determination and considered to be fair and reasonable.

(b) (6)

Sonja Proctor

Contract Specialist

Date

8/28/08

(b) (6)

Marisol Vargas-Busch

Contracting Officer

Date

8/28/08

6/4/09

GENERAL SERVICES ADMINISTRATION
NATIONAL CAPITAL REGION

FINDINGS

I hereby find that:

1. The General Services Administration (NCR), awarded Contract GS11P08YEC0093 for operation and maintenance services at the Franconia Complex, Springfield, VA, September 24, 2008, for the period of May 1, 2008 through April 30, 2009. The current base period expired on April 30, 2009.
2. The General Services Administration has an existing need to obtain the services for an additional twelve (12) month period. Funds are available.
3. The contractor has demonstrated that he is totally capable of providing satisfactory services.
4. An informal analysis of price and an examination of the market was not accomplished before the Option was exercised.
5. In accordance with GSAR 517.207, the synopsis of the original contract action described the follow-on provisions in sufficient detail to comply with the requirement of FAR 5.207. Therefore synopsis of the follow-on period is not required.
6. These findings are made pursuant to FAR 17.207.

DETERMINATION:

I hereby determine that:

1. In consideration of the Government's need for continuity of operation and maintenance services, its substantial involvement in start up, I hereby determine that the exercise of the follow-on period is the most advantageous method of fulfilling the Government's needs.
2. It is further determined that all actions have been completed in accordance with the terms of the contract option clause, and the requirements of Part 17.2 of the Federal Acquisition Regulations have been met.

(b) (6)
WPD [REDACTED] DATE 6/4/09
Contract Specialist

(b) (6)
WPD [REDACTED] DATE 6/16/09
Contracting Officer

WPD-BAB1-024

REQUISITION/PROCUREMENT SUPPLIES OR SERVICES		
2. REQUISITION/PROCUREMENT REQUEST NO. WPD-09-0673		3. ACT NO. <i>NO</i>
6. TO (Stockroom/Contracting Office, Name and Location) WPD GSA, Metropolitan Service Ctr STE 200W 1099 14TH Street NW Washington DC 20005		
8. FOR INFORMATION CALL (Name and Telephone) Hakim Thompson 703-557-0016		
10. ACCOUNTING CLASSIFICATION		
FUND CODE <i>1924</i>	OFFICE CODE <i>010001</i>	BUDGET CODE <i>1961</i>
PROJECT CODE <i>151742</i>	C/E CODE <i>516</i>	PROJ/PROG. <i>VA0506W</i>
W/ITEM	CC/B	PRT/CRT
ITEM NO. FORM OR STOCK NUMBER (13)	DESCRIPTION OF ARTICLE (1)	
Please See Continuation Page for Line Item Details.		
19. TOTAL AMOUNT INCLUDING CONTINUATION		\$777,510.00
20a. TYPED NAME AND TITLE OF FUND CERTIFYING OFFICIAL Bobbie Smith		21a. TYPED NAME OF REQUISITIONER Hakim Thompson
20b. SIGNATURE (b) (6)		21b. SIGNATURE (b) (6)
DATE 3/23/09		DATE 3/31/2009
22. LIST ATTACHMENTS (b) (6)		22a. TYPED NAME OF APPROVING OFFICIAL Vicki Absher
(b) (6)		22b. SIGNATURE (b) (6)
DATE 4/23/09		DATE 1 Apr 09
24. SHIPPED BY <input type="checkbox"/> FREIGHT <input type="checkbox"/> PARCEL POST <input type="checkbox"/> EXPRESS <input type="checkbox"/> MAIL		
25. FILLED BY	26. PACKED BY	27. CHECKED BY
28. BILL OF LADING NUMBER		29. DATE SHIPPED

REQUISITION/PROCUREMENT REQUEST FOR EQUIPMENT, SUPPLIES OR SERVICES (Continuation)				PAGE 2	OF 2	PAGES
2. REQUISITION/PROCUREMENT REQUEST NO. WPD-09-0673		3. ACT NUMBER		4. DATE PREPARED MAR 23, 2009		
ITEM NO. FORM OR STOCK NUMBER (13)	DESCRIPTION OF ARTICLES OR SERVICES (14)	QUANTITY (15)	UNIT OF ISSUE (16)	UNIT PRICE (17)	AMOUNT (18)	
0001	<p>Complete buildings and maintenance for Franconia Warehouse Buildings.</p> <p>The contractor shall be responsible for providing and accomplishing the required services as outlined in this performance solicitation. The contractor shall provide operations, maintenance, and repair of mechanical of hazardous material inventory, snow removal, and miscellaneous work associated with the complete building operations and maintenance for 1,129,154 sq. ft. The Period of Service will be May 1, 2009 through April 30, 2010 at Franconia Warehouse Buildings located 6810 and 7000 Loisdale Road, Springfield, VA 22150.</p> <p>Operations and Maintenance of Mechanical Equipment & Architectural and sustaining maintenance and repairs.</p> <p>The Contractor shall also provide all labor, parts, special equipment and materials needed for doing quarterly underground storage tank inspections. The inspections will make certain that the tanks comply with all State, Federal EPA, regulations, Local Codes and regulations and GSA maintenance standards at B Building located at 7000 Loisdale Road, Springfield, VA 22150.</p> <p>The period of performance will be May 1, 2009 through April 30, 2010.</p> <p>Account Code: .2009.192X.11.PG61.P1126001.516 .PGA42. VA0506AN</p> <p>(b) (4)</p> <p>DELIVERY DATE: 04/30/2010 GSA, Metropolitan Service Ctr STE 200W 1099 14TH Street NW Washington DC 20005</p> <p>FOB Designation: Destination</p>	NTE (b) (4)		NTE	NTE	

1B8ND1943

	A	B	C	D	E	F	G	
2	GOVERNMENT'S ESTIMATE OF A REASONABLE CONTRACT PRICE							
3								
4	LEASE:		GS-11B-YEC-0009					
5	Building Number:		VA0506AN					
6	Street Address:		6810 Loisdale Road					
7	City:		Springfield VA 22150					
8	Service:		PREVENTIVE MAINTENANCE					
9	Term of Contract:		05-01-09 4-30-10					
10								
11	SECTION I: LABOR COST							
12	1	Productive Labor	8 320	hrs. per year	X	(b) (4)	(b) (4)	
13	2	Supervision	2080	hrs. per year	X			
14	3	Vacation's						
15	a.	Productive employee (40 HR)	320					
16	b.	Supervisory employee	80					
17	4	Holiday's						
18	a.	Productive employee (8*5)	320	hrs. X hourly rate in 1.E				
19	b.	Supervisory employee		hrs X supv. hourly rate				
20	5							
21	a.	Productive employee	Employee Not Paid When Sick					
22	b.	Supervisory employee	Employee Not Paid When Sick					
23	6	Total Wage Cost	(Sum of Lines 1 thru 5)				=	
24	7	Health & Welfare Cost	10400	hrs. X (H & W rate)				
25	8	Workman's Compensation	(10% of labor cost on line 6)				=	
26	9	Payroll Taxes	(11% of line 6 (SUTA, FUTA, FICA				=	
27	10	Other Fringes Benefits	Pension				=	
28	11	Total Labor Cost	(Sum of lines 7 thru 10)				=	
29	12	Total Payroll Costs	(Sum of lines 6 and 11)				=	
30								
31	SECTION II: OTHER DIRECT COSTS							
32	13	Supplies & Materials (consumables)	Under Ground Tank Inspection T04 (1 %) of cost on line 12				=	
33	14	Equipment/parts	(1 %) of cost on line 12				=	
34	15	Uniforms Maint./Rentals	5	employee(s) X (52 wks) or % X \$0.00				
35	16	Repairs	5	X \$500 repair threshold				
36	17	Service Calls	10.0	hrs. X labor rate in 1.E \$51.50				
37	18	Subcontracts:	Water Treatment				=	
38	19	Quarterly / Annual Tank Inspections		Cost Per Year				
39	20	Total Other Direct Costs	(Sum of lines 13 thru 19)				=	
40	Provide Combustion Test Once Per y Year							
41	SECTION III: INDIRECT COSTS							
42	21	General & Administration	(8% of the sum of lines 12 & 20)				=	
43	22	Profit	(10% of the sum of lines 12, 20 & 21)				=	
44	23	Total Indirect Costs	(Sum of lines 21 & 22)				=	
45								
46	SECTION IV: GOVERNMENT'S ESTIMATE							
47	24	Fair and reasonable cost	1 YEAR (Sum of lines 12, 20 & 23)				= \$777,510	
48								
49	25	Term of Contract	4	Years				= \$3,110,039
50								
51								
52								
53								
54	Estimate prepared by:		Kenneth E Grace		Date		3/31/2009	
55	Signature							

I. PROJECT IDENTIFICATION

Building Name: Franconia Complex

Building Number: VA0507ZZ ,VA0506ZZ,

Building Locations: Franconia Complex

Project Authorization Number: GS-11P-03-YEC-0009

**Job Description: Mod to Provide Under Ground Inspections
and Extend the preventative maintenance contract**

GS-11P-03-YEC-0009

From May 1, 2009 through April 30, 2010 (Franconia)

II. Scope of Work Tank Inspections: The contractor shall provide all labor, parts, special equipment and materials needed for doing quarterly under ground storage tank inspections. The inspections will make certain that the tanks comply with all State, Federal EPA, regulations, Local Codes, regulations and GSA maintenance standards. Please see T04 Starting on Page 2 of this document.

The contractor shall follow all provisions of the contract

GS-11P-03-YEC-0009.

General Services Administration Preventive Maintenance Guide
Effective Date January, 1995

T-4 Underground Storage Tank (UST) Frequency: Monthly

Application:

This guide card applies to UST systems used to store regulated substances (i.e., petroleum products and hazardous substances) defined under the Resource Conservation And Recovery Act (RCRA) codified in 40 CFR 280.

Special Instructions:

1. UST systems storing regulated substances must prevent releases due to corrosion or structural failure for the operational life of the system. Must be cathodically protected against corrosion or constructed and lined with a material that is compatible with the stored substance.
2. UST systems using cathodic protection must be inspected for proper operation by a qualified cathodic protection tester.
3. Inspection criteria used to determine adequate cathodic protection must be in accordance with a code of practice developed by a nationally recognized association, such as the National Association of Corrosion Engineers Standard RP-02-85
4. All cathodic protection systems must be tested within 6 months of installation or after completion of repairs and at least every 3 years thereafter. Also, UST systems with impressed current cathodic protection systems shall be inspected every 60 days to ensure equipment is operating properly.
5. UST system owners and operators are required to maintain operational records which include but are not limited to the results of the last two inspections performed by a qualified cathodic protection tester, and documentation of all UST repairs. Recordkeeping and reporting requirements are contained in OMB control No. 2050-0068.
6. Release detection must be provided for UST systems which will detect a release from any portion of the tank and underground piping that routinely contains product. Owners and operators of new and existing UST systems must provide a method or combination of methods of release detection that can detect a release from any portion of the tank and connected underground piping that routinely contains product. Also, owners and operators must provide spill and overfill prevention equipment.
7. Monitoring requirements: Tanks installed after December 22, 1988, must meet all EPA requirements. Note: Tanks installed prior to this date should have been tested by December 22, 1993. Some states regulate non EPA requirements. Comply with all such regulations.

General Services Administration Preventive Maintenance Guide
Effective Date January, 1995

T-4 Underground Storage Tank (UST) Frequency: Monthly

8. EPA requires existing tanks have corrosion protection and spill/overfill devices by December, 1998. However, GSA requires tanks to be upgraded (i.e., have corrosion protection and spill/overfill devices) by December 1994. Information can be found under 40 CFR 280.30 and 31.

Check Points:

1. Tanks must be monitored for releases at least every 30 days, or administered monthly inventory testing, or provided annual tank tightness testing.
2. Pressurized underground piping must be monitored for releases at least every 30 days, or provided with annual line tightness testing.
3. Repaired tanks and piping shall be tightness tested within 30 days following completion of repair.

T-4 Underground Storage Tank (UST) Frequency: Monthly